

## LEGAL NOTICE

### EAST COVENTRY TOWNSHIP ZONING HEARING BOARD

The Zoning Hearing Board of East Coventry Township, Chester County, Pa., will meet on Tuesday, January 30, 2007, at 7:30 p.m., at the East Coventry Township Municipal Building, 855 Ellis Woods Road, Pottstown, Pa., and hold a public hearing to consider the Application of Richard S. Shantz, of Joseph McCann, Inc.; tenant of property owned by Joseph O. and Carole Ann McCann, at 2483 Schuylkill Road, East Coventry Township. This property consists of a 20,000-square-foot lot on which there is a single-family dwelling. The property is located in the R-3 Residential Zoning District, and is designated as Block 18-5, Unit 70, on the Chester County Tax Maps.

On August 25, 2005, the Zoning Hearing Board had granted zoning relief to this Applicant by granting a Special Exception to permit the construction of a proposed 30-foot by 58-foot single story pole barn, and Variances to permit the existing dwelling to be used as an office, and the pole barn for the storage of supplies for the Applicant's business. The Special Exception for the pole barn expired, and the Applicant now seeks a further Decision of the Zoning Hearing Board to reaffirm the Special Exception and Variances. The Applicant asks for the following:

- (1) A Special Exception under Section 1905 of the Zoning Ordinance to permit the construction of the proposed 30-foot by 58-foot single story pole barn.
- (2) An interpretation that the existing lot is lawfully nonconforming in lot area, and that the existing building is lawfully nonconforming in having a 25-foot side yard; or, if necessary, a

Variance from this lot size and side yard required under Section 802.A.1 of the Zoning Ordinance.

(3) A Variance from Section 801 of the Zoning Ordinance to permit the existing dwelling to be used for the offices of Joseph McCann, Inc., and to use the proposed pole barn for storage of heating and plumbing supplies.

(4) A Variance from Section 802.A.1 of the Zoning Ordinance to allow the proposed pole barn to be 15 feet from the rear property line, when a 50-foot rear yard is required.

(5) A Variance from Section 802.A.1 of the Zoning Ordinance to allow the proposed pole barn to have side yards of 21 feet, when 30-foot minimum side yards are required.

(6) A Variance, if necessary, to allow the impervious lot coverage to exceed the maximum allowed in Section 802.A.2.

(7) A Variance, if necessary, from Section 1304.F to allow existing parking to continue within the front yard setback.

(8) Variances from Section 1305.D.2 of the Zoning Ordinance to permit off-street parking spaces to be constructed using a gravel surface to preserve pervious surfaces, and to eliminate space markings, from Section 1305.B.1 as to parking area aisle width, and from Section 1305.D.3 with respect to parking lot screening.

All interested parties may appear at the hearing and will be heard. The Zoning Hearing Board may conduct such other business as may properly come before the Board.

William D. Moore, Jr.  
Chairman

Lane H. Daylor, Esquire  
Solicitor